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Commissioner At Large B
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Commissioner District 2
Vice Chairman



SEAN MCCABE
Commissioner District 3
MARK FOLLIS
Commissioner District 4
VICTOR PERES
Commissioner District 5
NANCY OJEDA
Commissioner District 6

**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE PLANNING AND ZONING COMMISSION
SEPTEMBER 19, 2024**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, September 19, 2024, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

Commissioners present: Commissioner Steve Gillett; Joe Mock; Wayne Landin; Richard Warren; Sean McCabe; Mark Follis; Victor Peres; and Nancy Ojeda were present.

Commissioners absent: Chairman David Brady was absent.

City Staff present: Clark Askins, City Attorney; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Matt Daeumer, Asst. City Manager; Maria Pena, Dept. Coordinator; Richard Glass, Chief Building Official; Curtis Tarver, Deputy Building Official; and Malik Michel, Engineering Manager.

1. **CALL TO ORDER:** Vice Chairman Richard Warren called the meeting to order at 6:12 p.m.
2. **ROLL CALL OF MEMBERS:** Commissioner Steve Gillett, Joe Mock, Wayne Landin, Richard Warren, Sean McCabe, Mark Follis, Victor Peres, and Nancy Ojeda were present whether in-person or remotely.
3. **ELECTION OF OFFICERS OF THE PLANNING AND ZONING COMMISSION:**
 - a. **Vice-Chairperson**
Commissioner Victor Peres made the motion to nominate Commissioner Richard Warren for Vice-Chairman. Commissioner Sean McCabe seconded the motion; the motion was adopted 8-0.
 - b. **Secretary**
Commissioner Victor Peres made the motion to nominate Commissioner Nancy Ojeda for Secretary. Commissioner Wayne Landin seconded the motion; the motion was adopted 8-0.
4. **CITIZEN COMMENT:** *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

No Comment

5. APPROVE THE MINUTES OF THE AUGUST 15, 2024, REGULAR MEETING OF THE LA PORTE PLANNING AND ZONING COMMISSION:

Commissioner Nancy Ojeda made the motion to approve the meeting minutes. Commissioner Sean McCabe seconded the motion and Commissioner Steve Gillett abstained; the motion was adopted 7-0.

6. PUBLIC HEARINGS AND ASSOCIATED ACTIONS:

- 6. a ZONE CHANGE ZC-2024-0001:** The Commission will hold a Public Hearing to receive input on Zone Change ZC-2024-0001, a request by Sandra Fuller, owner, to approve ZC-2024-0001 for a zone change from General Commercial (GC) zoning district to Low-Density Residential (R-1) zoning district, located at 202 South 8th Street, on an approximately 0.51 acre tract of land legally described as Lots 26, 27, 28, 29, 30, 31 & 32 Block 28, LA PORTE; La Porte, Harris County, Texas.

The Public Hearing was opened at 6:20 p.m.

Planner Yvonne Briscoe presented the proposed Zone Change request ZC-2024-0001.

Juan Villareal spoke about his zone change application pulled from this agenda. This comment is not about the proposed Zone Change request ZC-2024-0001.

Karen Gonzales spoke about Juan Villareal's zone change application pulled from this agenda. This comment is not about the proposed Zone Change request ZC-2024-0001.

The applicant Sandra Fuller provided information on the proposed Zone Change request ZC-2024-0001.

The Public Hearing was adjourned at 6:44 p.m.

Commissioner Nancy Ojeda made the motion to approve the proposed Zone Change request ZC-2024-0001 from General Commercial (GC) to Low-Density (R-1). Commissioner Victor Peres seconded the motion; the motion was adopted 8-0.

- 6. b CHAPTER 106 AMENDMENTS:** The Commission will consider and discuss proposed amendments to Chapter 106 "Zoning" and Chapter 90 "Entertainment" of the Code of Ordinances of the City of La Porte, Texas.

a. Removal of livestock regulations

b. Classification and location of sexually oriented businesses

Planner Yvonne Briscoe presented the proposed amendment to Chapter 106 "Zoning" and Chapter 90 "Entertainment" of the Code of Ordinances of the City of La Porte, Texas.

Commissioner Victor Peres recommended bringing back the proposed amendment for a public hearing on item a. Removal of livestock regulations and item b. Classification and location of sexually oriented businesses with the changes that were presented to the board.

6. c **CHAPTER 106 AMENDMENTS:** The Commission will consider and discuss proposed amendments to Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas.

a. **Food Truck Park regulations**

Commissioner Victor Peres left the dais.

Victor Peres, as a citizen of the City of La Porte, provided information regarding Chapter 106 Amendment "Zoning" Food Truck Park regulations.

Commissioner Victor Peres rejoined the dais.

7. **ADMINISTRATIVE REPORTS:**

The Planning Manager Johnna Matthews presented administrative reports.

a. **Council Action**

There were no Planning and Zoning Commission items on the September 9th City Council agenda.

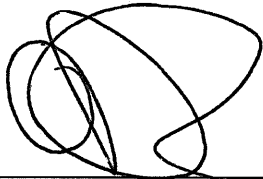
b. **Next Meeting**

- a. Special Meeting – November 4, 2024
- b. Regular Meeting – November 21, 2024

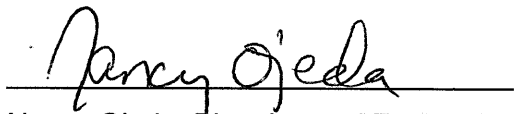
8. **COMMISSION COMMENT:** *Comments on matters appearing on the agenda or inquiry of staff regarding specific information or existing policy.*

No Comment

9. **ADJOURN:** Commissioner Wayne Landin made the motion to adjourn at 7:35 p.m. Commissioner Sean McCabe seconded the motion; the motion was adopted 8-0.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary